



# ONTARIO HOUSING IN METROPOLITAN TORONTO QUESTIONS AND ANSWERS.

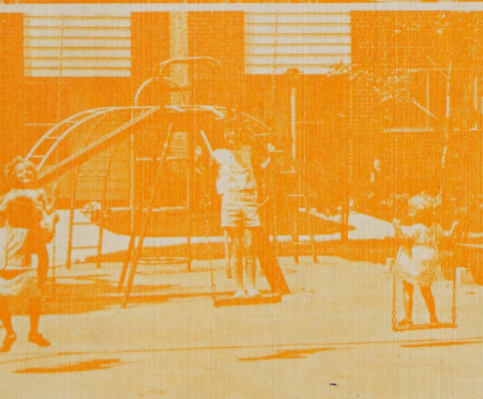
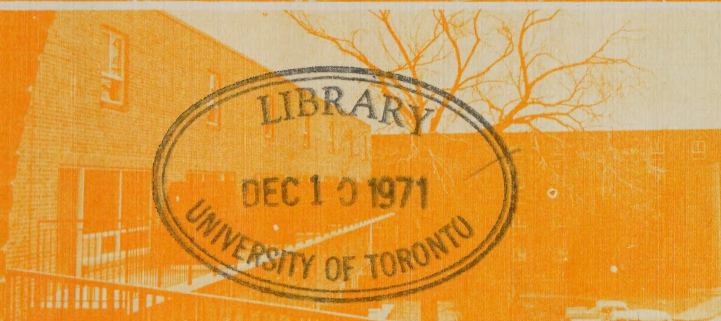
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# WHAT IS ONTARIO HOUSING CORPORATION?

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It is a Crown Corporation established by the Government of Ontario on August 11, 1964, to build and administer residential accommodation. Among its programs are family and senior citizen housing on a rent-geared-to-income basis, student housing, land assembly, condominium housing, mortgage lending, and housing for industry.

**WHAT ARE OHC'S AIMS?** The Corporation's aim is to sponsor and provide good housing accommodation at reasonable cost to low and moderate income families, senior citizens, students and other groups across the province.

**WHAT TYPE OF FAMILY ACCOMMODATION IS AVAILABLE?** Accommodation generally consists of town houses and apartments although there are a few single and semi-detached dwellings.

**WHERE ARE THEY LOCATED?** About 36 per cent are located in the City of Toronto; 26 per cent each in North York and Scarborough and the remainder scattered through the other Boroughs. OHC presently has housing under management, development or construction in about 90 locations in Metro.

**WHO IS ELIGIBLE?** Any resident of Metro may apply for Ontario housing in this municipality. There are no income limitations.

**WHERE DO YOU APPLY?** Interested persons should apply to the Ontario Housing Corporation Housing Registry, Main Floor, 101 Bloor Street West, Toronto 5, (Telephone 925-9311).

**HOW MUCH RENT WILL I PAY?** Rents are based on family income regardless of the number of bedrooms provided. Unit sizes range from bachelor to five bedrooms. The rent-geared-to-income scale on the opposite page, and the family income guide, will help you determine how much rent you might pay.



# RENT-INCOME SCALE

Monthly Family Income \$	Ontario Housing Rent \$	Monthly Family Income \$	Ontario Housing Rent \$	Monthly Family Income \$	Ontario Housing Rent \$
0-192	32	312	71	440	110
200	35	328	77	456	114
216	40	344	82	472	118
232	45	360	87	488	122
248	51	376	92	504	126
264	56	392	97	AND UP 25% of your family income	
280	61	408	102		
296	66	424	106		

## IMPORTANT :

The above rents include charges for heat, water, hot water, stove and refrigerator. There is a \$2 monthly rent reduction for each child to a minimum rent of \$28.

## FAMILY INCOME GUIDE

This guide will help you calculate your total monthly family income : (For YOUR use only ; Do NOT return)

- Husband's monthly income :
    - Monthly salary before deductions . . . \$.....
    - Old age pension . . . . . \$.....
    - Other (e.g. Unemployment Insurance, Overtime, but NOT FAMILY ALLOWANCE) . . . . . \$.....
  - Wife's monthly income :
    - Monthly salary before deductions . . . \$.....  
(Do not include first \$900 yearly)
    - Old age pension . . . . . \$.....
    - Other (e.g. Unemployment Insurance, Separation Allowance, but NOT FAMILY ALLOWANCE) . . . . . \$.....
  - \$75.00 for each child or relative living at home and employed . . . . . \$.....
- MONTHLY FAMILY INCOME** . . . . . \$.....

## Please Note:

Husband's or wife's salary is before any deductions have been made for income tax, etc., and is NOT take-home-pay.

If you are paid weekly, your monthly income is your weekly income multiplied by 4-1/3.

If your employment is part-time or seasonal, your monthly income is your total earnings from all sources for a year divided by 12.

Deduct \$900 per annum of income derived from employment of one parent family if the family includes adolescent children living at home.

Rent is fixed for one year unless income decreases or there is an addition to the family.

Individuals or families in receipt of an allowance under the General Welfare Assistance Act or the Family Benefits Act are charged the shelter allowance payable under the Act.

# HOW ARE TENANTS SELECTED?

Applications are evaluated on a number of factors such as your income, the amount of rent you pay, the size of your family and the suitability of your present accommodation. If members of a family are forced to live apart through lack of proper housing, if a health condition is aggravated by your present housing or if you are being forced to vacate your home through no fault of your own, additional priority is awarded the application. Applicants who live in Metropolitan Toronto are interviewed at home by one of OHC's home visitors. During the interview the need of the applicant family is assessed in greater detail. Ontario housing is allocated to the applicants with the greatest number of points at the time when units that are suitable for the size of the family become available. Some applicants are prepared to accept a suitably-sized unit anywhere in Metropolitan Toronto while others state a preference for the east or west. Still others specify a particular development, but by doing so they reduce their chances of being housed as they must wait for a vacancy in that particular location.

**HOW LONG MUST I WAIT?** The answer to this depends on your circumstances as need, not date of application, determines the order in which families are housed. Also affecting it is availability of units. Units become available in two ways — when new units are constructed or when families occupying existing OHC units move to other accommodation. You can assist us to house you by keeping the Tenant Placement Branch (telephone 925-9311) fully informed of any change in your circumstances. For example, if you have a reduction in income, this may affect the number of points you are entitled to have and should be reported as soon as possible. Please notify us of any change of address so that your application is kept current and you can be readily informed when accommodation becomes available.